



**Planning, Development and Transportation**

Transportation Planning  
305 Chestnut Street  
PO Box 1810  
Wilmington, NC 28402-1810

910 341-3258  
910 341-7801 fax  
www.wilmingtonnc.gov  
Dial 711 TTY/Voice

**DATE:** 06.30.2016  
**TO:** ProTrak  
**FROM:** Bill McDow  
Transportation Planning

**■ OGDEN MARKETPLACE- LANDSCAPE [TRC Plan Review #4]**

↻ Initial Review Note ↻

All comments are based on adopted policy documents, specific City of Wilmington Land Development Code (CofW LDC) and City of Wilmington Technical Standards and Specifications Manual (CofWTSSM) requirements in effect at the time of this review. These have been noted after the comment as appropriate for your ease in further research.

The City Engineer may administratively approve dimensional variance requests per LDC Sec. 18-348. If the Applicant feels further interpretation is in order, please contact Transportation Planning directly to discuss in additional detail. Please apply for all administrative variances in writing, an email is acceptable or this may be included on the plan set. Please see Sec. 18-348 of the Land Development Code for the information required to process a variance request.

**BASE INFORMATION:**

- The Right of Way line on Middle Sound Loop Road is shown partially within the right turn lane on Middle Sound Loop Road. The ROW must be outside of a street or highway travel lane. Redraw the ROW or dedicate additional ROW to get the line out of the street.

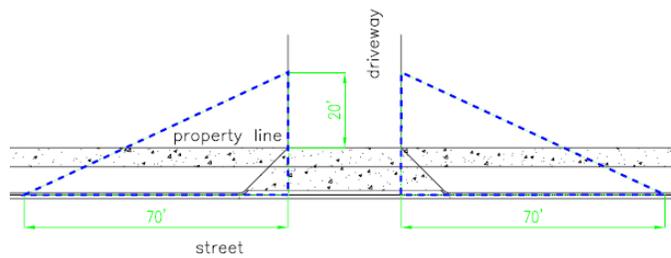
**TECHNICAL STANDARDS – DRIVEWAY ACCESS (Major Thoroughfares):**

1. As previously stated, the plan does not clearly show the Right of Way lines and property lines for the project. Revise plans to show the ROW lines. The current plans show over 250’ LF of the Middle Sound Loop Road (MSLR) right turn lane at Driveway Access #3 encroaching on private property for this site. This portion of the MSLR right turn lane must be publicly designated ROW and not “private property”.
2. Please correct the area of publically dedicated ROW, and indicate the newly dedicated area of public ROW for dedication on the site plans.
3. As previously stated, revise the Streetyard and Tree Inventory plan sheets to reflect the newly dedicated ROW line on MSLR. The current plans show the Streetyard area calculated within the Right Turn lane for Site Access #3.

**TECHNICAL STANDARDS – ACCESS (driveway, sidewalk, and sight distance):**

4. Verify the ROW line on MSLR. The current ROW line cuts thru the right turn lane. Once the ROW line is show, verify the location of the monument sign relative to the 20’x70’ sight distance triangles. Placing the signs in the Sight Distance Triangle may interfere with the clear visual sight distance of vehicles attempting to exit these entrances and may create safety hazards on Middle Sound Loop Rd.
5. Show and apply the City’s 20’x70’ sight distance triangle at each driveway on the site plan and landscaping plan. [Sec.18-529(c)(3)CofW LDC] Add a note indicating that all proposed vegetation

within sight triangles shall not interfere with clear visual sight lines from 30"-10'. [Sec.18-566 CofW LDC]



6. The street trees located at Driveway Entrance #1 and Driveway Entrance #3 appear to be within the sight distance triangles for the site.

**TECHNICAL STANDARDS – PARKING:**

7. The proposed landscaping islands at the front entrance to the store (near the first MSLR driveway), appear to have two large trees in the 3' circumference clear area for a fire hydrant.
8. The Fire Hydrant located in the landscaping island at driveway #3 (near the first MSLR driveway), appears to be within the turning radius for a Fire Truck attempting to respond to the Shops-B area from Site Access #3. Reposition the hydrant away from the eastern portion of this landscape island.
9. The proposed landscaping islands at the front entrance to the store (near the first MSLR driveway), appear to have two large trees within the vehicle turning area for Fire Engines that will respond to a fire for Shops-B.
10. Please show the location of proposed bicycle parking on the Landscaping Plan.
11. Please show the location of proposed Site Lighting on the Landscaping Plan.

Please let me know if you have any questions or if I can be of further assistance as this development moves through the review process.